

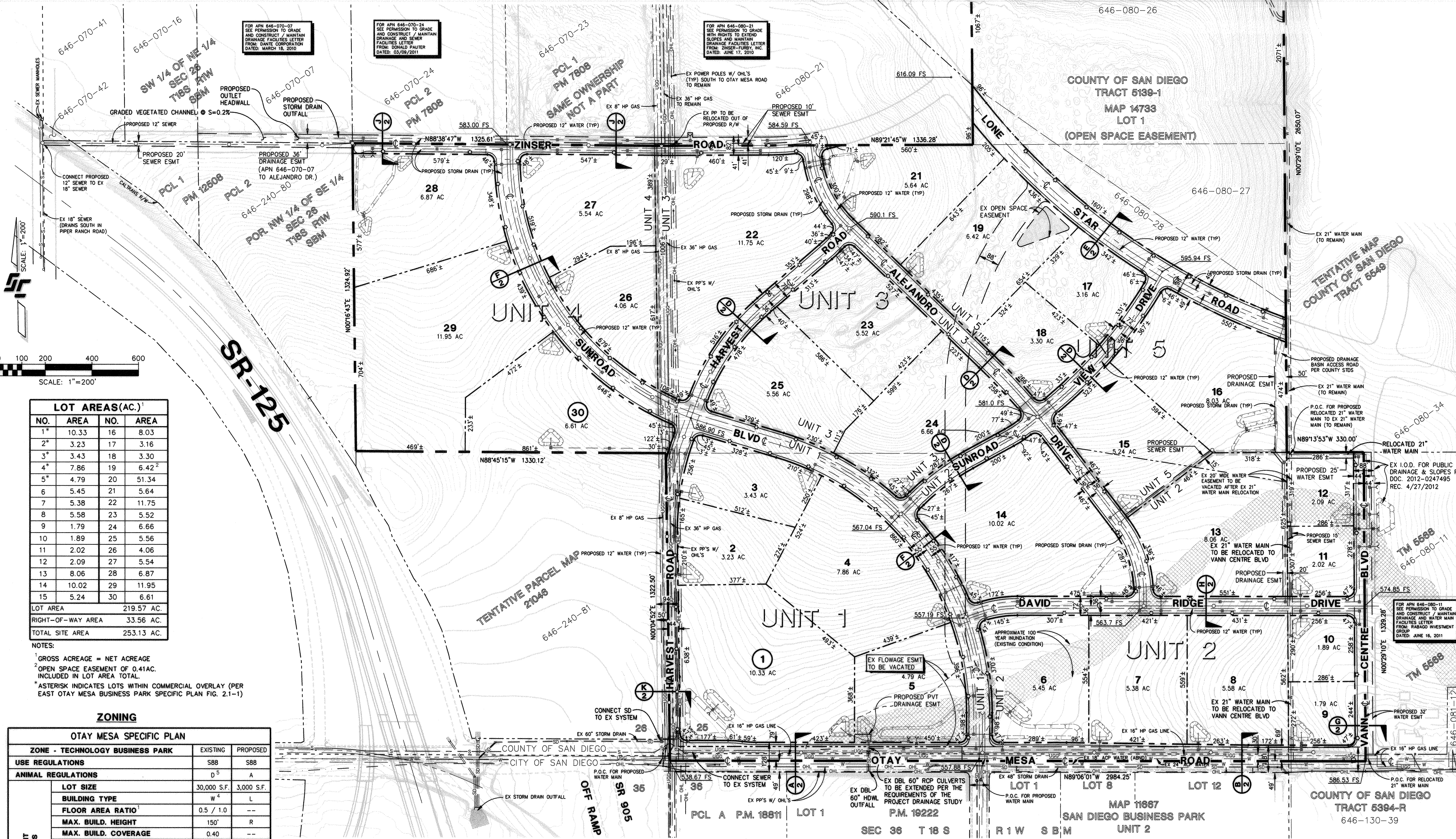
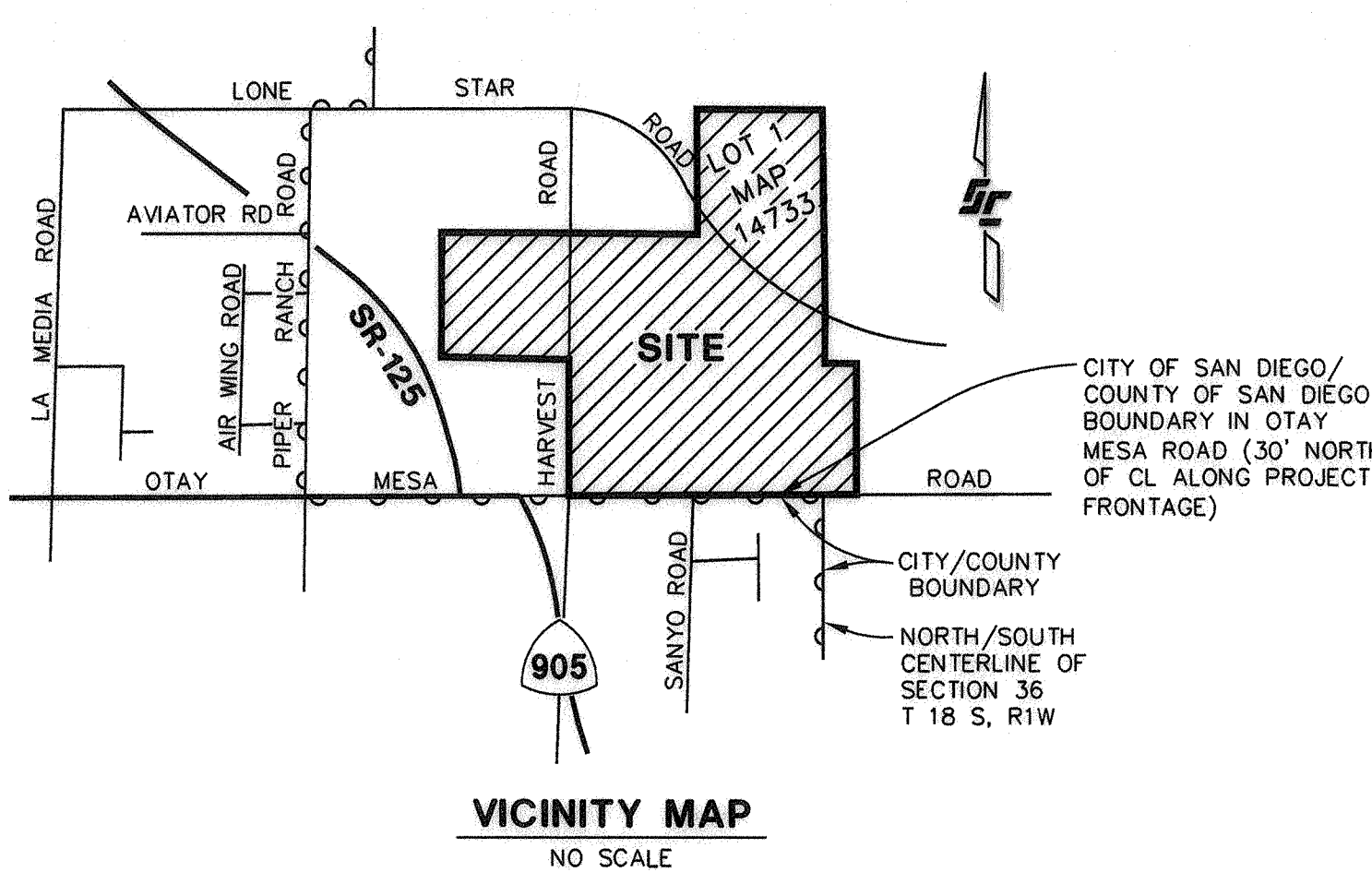
COUNTY OF SAN DIEGO TRACT 5607

ENVIRONMENTAL LOG NO. 98-19-013B

OTAY 250 TENTATIVE MAP

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LOT AREAS (AC.) ¹			
NO.	AREA	NO.	AREA
1*	10.33	16	8.03
2*	3.23	17	3.16
3*	3.43	18	3.30
4*	7.86	19	6.42
5*	4.79	20	51.34
6	5.45	21	5.64
7	5.38	22	11.75
8	5.58	23	5.52
9	1.79	24	6.66
10	1.89	25	5.56
11	2.02	26	4.06
12	2.09	27	5.54
13	8.06	28	6.87
14	10.02	29	11.95
15	5.24	30	6.61
LOT AREA		219.57 AC.	
RIGHT-OF-WAY AREA		33.56 AC.	
TOTAL SITE AREA		253.13 AC.	

NOTES:
 1. GROSS ACREAGE = NET ACREAGE
 2. OPEN SPACE EASEMENT OF 0.41 AC. INCLUDED IN LOT AREA TOTAL.
 3. ASTERISK INDICATES LOTS WITHIN COMMERCIAL OVERLAY (PER EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN FIG. 2.1-1)

ZONING

OTAY MESA SPECIFIC PLAN			
ZONE - TECHNOLOGY BUSINESS PARK	EXISTING	PROPOSED	
USE REGULATIONS	S88	S88	
ANIMAL REGULATIONS	D ⁵	A	
LOT SIZE	30,000 S.F.	3,000 S.F.	
BUILDING TYPE	W ⁴	L	
FLOOR AREA RATIO ¹	0.5 / 1.0	--	
MAX. BUILD. HEIGHT	150'	--	
MAX. BUILD. COVERAGE	0.40	--	
MIN. BUILD. SETBACKS			
PRIME ARTERIAL RD.	25'	25'	
MAJOR RD.	20'	20'	
INDUSTRIAL/COMMERCIAL MIXED USE COLLECTOR RD (4-LANE)	20'	V	
INDUSTRIAL/COMMERCIAL MIXED USE COLLECTOR RD (2-LANE)	10'	V	
INTERIOR SIDE YARD ²	0'-30'	V	
REAR YARD	5'	V	
ENCLOSURES ³	SEE NOTE 5		
SPECIAL AREA REGULATIONS		D,C	

ZONING NOTES:
 1. 10' FAR WHEN WITHIN 1,250 FT. OF ACTIVITY NODE; 0.5' FAR WHEN LOCATED MORE THAN 1,250 FT FROM ACTIVITY NODE.
 2. SUM OF INTERIOR YARDS SHALL EQUAL AT LEAST 30 FT.; 50 FT. FROM TOP OF SLOPE IF ADJACENT TO THE OTAY VALLEY REGIONAL PARK.
 3. OUTDOOR STORAGE WITH SCREENING PER DEVELOPMENT STANDARDS (FENCING, WALLS AND HEDGES).
 4. W. NON-RESIDENTIAL, ATTACHED OR DETACHED SAME LOT OR SEPARATE LOT.
 5. D. SEE DESIGNATOR "D" OF THE ANIMAL SCHEDULE OF THE COUNTY ZONING ORDINANCE, SECTION 3100.

ASSESSOR'S PARCEL NUMBERS & TAX RATE AREA TABLE

PARCEL NUMBER	TAX RATE AREA
646-310-17	84039
646-080-33	84039
646-080-32	84039
646-080-31	84038
646-080-29	84038
646-080-28	84039
646-240-30	84040
646-080-27	84028
646-080-26	84033

NOTE:

SEE SHEET 2 FOR MINIMUM ON-LOT BMPs REQUIRED TO SATISFY INTERIM HYDROMODIFICATION CRITERIA.

SLOPE ANALYSIS TABLE

0-15% SLOPES	231.8 AC.
15-25% SLOPES	11.8 AC.
25-50% SLOPES	8.6 AC.
50% OR GREATER SLOPES	0.9 AC.

LOT/UNIT TABLE

LOTS 1-5	UNIT NO. 1
LOTS 6-14	UNIT NO. 2
LOTS 22-25	UNIT NO. 3
LOTS 26-30	UNIT NO. 4
LOTS 15-21	UNIT NO. 5

LEGEND

DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1 THRU 30
(*) ASTERISK - AT LOT NUMBER INDICATES LOTS WITHIN COMMERCIAL OVERLAY	
SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED RIGHT-OF-WAY	---
UNIT BOUNDARY LINE	UNIT 1 UNIT 2
EXISTING RIGHT-OF-WAY	---
PROPOSED SEWER MAIN W/MANHOLE	W
PROPOSED WATER MAIN	W
PROPOSED STORM DRAIN	SD
PROPOSED STORM DRAIN INLET OR CLEANOUT	---
PROPOSED COLLECTION BASIN & RISER (DETENTION BASIN CONTROL STRUCTURE)	---
100 YEAR INUNDATION AREA (APPROXIMATE)	---
SPECIAL FLOOD HAZARD AREA (APPROX.) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (F.L.R.M. PANELS 06073C2179G & 06073C2183G)	---
ZONE "AE"	---

GENERAL NOTES

- EXISTING ZONING - S-88 TECHNOLOGY BUSINESS PARK/COMMERCIAL OVERLAY.
- PROPOSED ZONING - S-88 TECHNOLOGY BUSINESS PARK/COMMERCIAL OVERLAY AND MIXED USE-RESIDENTIAL/RETAIL.
- GROSS ACREAGE WITHIN SUBDIVISION BOUNDARY: 253.13 ACRES, NET AREA: 219.57 ACRES, STREETS: 33.56 ACRES.
- TOTAL NUMBER OF LOTS: 30; 4 COMMERCIAL/TECHNOLOGY BUSINESS PARK LOTS, 25 MIXED USE LOTS, 1 OPEN SPACE LOT. MINIMUM LOT SIZE IS 1.8 ACRES.
- CONTOUR INTERVALS: 5 FEET MAJOR, 1 FOOT MINOR (MEAN SEA LEVEL DATUM).
- SPECIAL ASSESSMENT ACT PROCEEDINGS - MAY BE REQUESTED FOR THIS PROJECT.
- IMPROVEMENTS, EASEMENTS AND DEDICATIONS ARE AS REQUIRED BY THE COUNTY ENGINEER.
- SCHOOLS: SAN YSIDRO SCHOOL DISTRICT SWEETWATER UNION HIGH SCHOOL DISTRICT
- UTILITIES:
 - A. SEWER - SAN DIEGO COUNTY SANITATION DISTRICT
 - B. WATER - OTAY MUNICIPAL WATER DISTRICT
 - C. GAS & ELECTRIC - SAN DIEGO GAS & ELECTRIC COMPANY
 - D. TELEPHONE - AT&T
- FIRE PROTECTION - SAN DIEGO COUNTY RURAL FIRE DISTRICT
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- ALL EXISTING EASEMENTS NOT REMAINING IN USE SHALL BE VACATED PRIOR TO RECDICATION OF THE FINAL MAP(S) SUBJECT TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- EXISTING TOPOGRAPHY WAS COMPILED USING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY, BY MISSION AERIAL PHOTOGRAPHY/PHOTO GEODETIC CORP., 2006-2007.
- THE FOLLOWING WAIVERS FROM THE SUBDIVISION ORDINANCE DESIGN STANDARDS ARE APPROVED: DESIGN EXCEPTION: SUNROAD BOULEVARD DESIGN SPEED, APPROVAL OBTAINED, LETTER DATED DECEMBER 1, 2008 FROM DPW PROJECT MANAGER.
- LAMBERT COORDINATES: 146-1785 (CCS27)
- DRAINAGE, STREETS & STORM DRAIN AS REQUIRED.
- ALL ONSITE STREETS WILL BE PUBLIC.
- THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n), OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQ. FT. OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
- THIS PROJECT IS A MULTI-UNIT SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- PHASING OF THE PROJECT WILL BE ACCOMPLISHED BY RECDICATION OF FINAL MAPS BY UNIT.
- STREET LIGHTS WILL BE INSTALLED TO COMPLY WITH THE REQUIREMENTS AS SPECIFIED BY THE COUNTY STANDARDS.
- STORM DRAIN DETENTION WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN (SEPT. 15, 2010). THIS DETENTION WILL BE ACCOMPLISHED THROUGH UTILIZATION OF PUBLIC, CATEGORY 3 DETENTION BASINS WHERE INDICATED ON THE TENTATIVE MAP.
- WATER FACILITIES IF NOT EXISTING ARE ASSUMED FOR EACH STREET AND HALF WIDTH FRONTAGE IMPROVEMENT. SIZING REQUIREMENTS PER WATER DISTRICT.
- PROPOSED DRIVEWAY LOCATIONS ARE NOT SHOWN HEREON. PRIVATE DRIVEWAY LOCATIONS MAY VARY DEPENDANT UPON THE NEEDS OF FUTURE DEVELOPMENT OF INDIVIDUAL LOTS AND ARE SUBJECT TO A SITE DEVELOPMENT PLAN REVIEW AND APPROVAL.

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

TOGETHER WITH THE SOUTHWEST QUARTER, AND THE WEST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 25, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE FOLLOWING: THE WESTERLY 30 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER.

BENCH MARK

BRASS DISK STAMPED "JM 154 1969" LOCATED 3.09 MILES EAST ALONG OTAY MESA ROAD FROM INTERSECTION OF OTAY VALLEY ROAD, 20.5' SOUTH OF CENTERLINE OF OTAY MESA ROAD AND ABOUT 170' EAST OF CENTERLINE OF INTERSECTION OF HARVEST ROAD. STEEL FENCEPOST MARKER LIES 1' SOUTH OF DISK. RECORD FROM COUNTY OF SAN DIEGO VERTICAL CONTROL RECORD. ELEVATION: 541.10 DATUM: U.S.C. & G.S., M.S.L.

GRADING QUANTITIES

CUT:	1,350,000 CY
FILL:	1,350,000 CY
NET:	0 CY

GENERAL PLAN LAND USE DESIGNATION

SPECIFIC PLAN AREA

GENERAL PLAN REGIONAL CATEGORY

VILLAGE

PARK LAND DEDICATION

PARK LAND WILL BE PROVIDED CONSISTENT WITH THE EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN (SEPT. 15, 2010).

STREET NAME APPROVAL

THE PROPOSED STREET NAMES SHOWN WITHIN THE SUBDIVISION BOUNDARY HEREON HAVE RECEIVED PRELIMINARY APPROVAL FROM THE DEPARTMENT OF PLANNING AND LAND USE, BY: NORA RIVERA, DATES: MAY 3, 2001, APRIL 19, 2001 AND OCTOBER 17, 2007.

OWNER/SUBDIVIDER

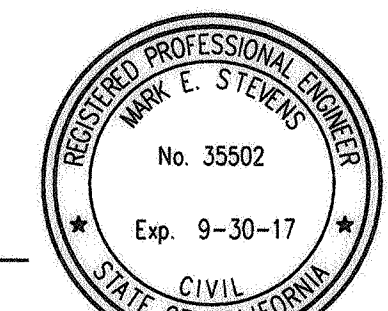
SUNROAD OTAY PARTNERS, LP
 4445 EASTGATE MALL, SUITE 400
 SAN DIEGO, CA 92121
 PHONE: (858) 362-8500
 FAX: (858) 362-8448

SUNROAD OTAY PARTNERS, LP
 BY: SUNROAD GP, INC., IT'S GENERAL PARTNER

DATE: 11/18/16
 DAN FELDMAN
 PRESIDENT

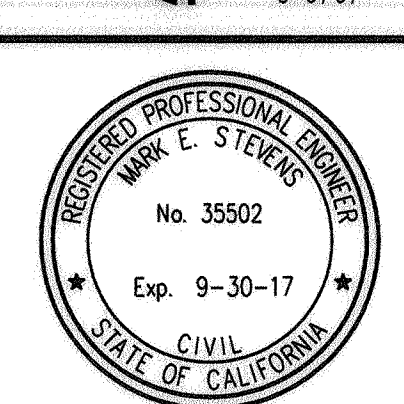
ENGINEER OF WORK

MARK E. STEVENS
 R.C.E. 35502
 DATE: 11/18/16



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/18/16



TENTATIVE MAP

COUNTY OF SAN DIEGO TRACT 5607

OTAY 250

COUNTY OF SAN DIEGO, CALIFORNIA

DATE: JULY 17, 2015

Scale: AS SHOWN

Job: 14009.01

Sheet

C-1

1 of 17 Sheets